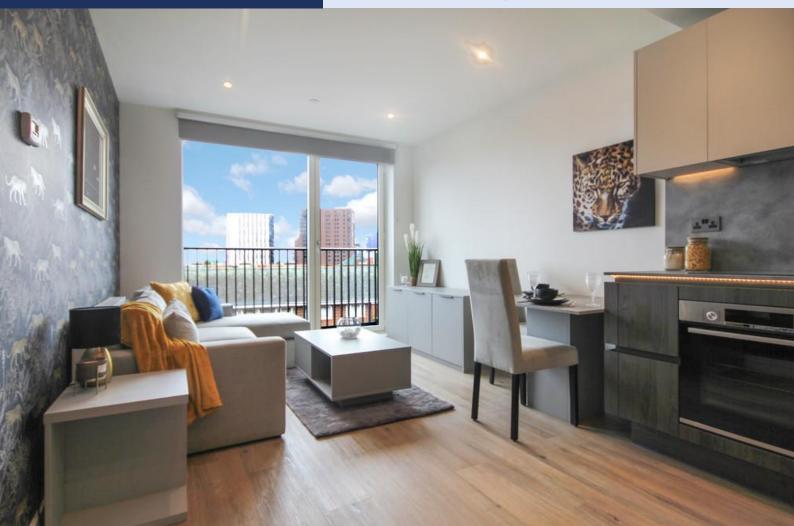
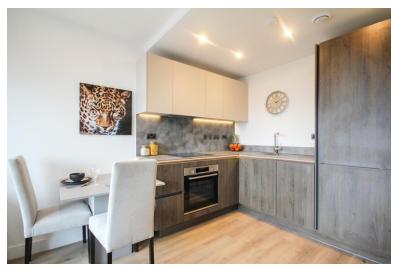


James Laurence Sales and Lettings

APARTMENT 305, THE BARKER, SNOW HILL WHARF, 61 SHADWELL STREET, BIRMINGHAM CITY CENTRE, B4 6LL ASKING PRICE OF £220,000









Snow Hill Wharf, The Barker - E.3.5, Third Floor

10' 8" x 17' 1'

9' 0" x 10' 0"

442.4 sq.ft

Dimensions Kitchen/Living/Dining Master Bedroom Total Area

SNOWH

3.25m x 5.20m 2.75m x 3.04m

41.1 sq.m



St Joseph

DESCRIP TI ON

A high specification.third floor one-bedroom apartment with Julietteb alconvin The Barkerd evelopment at Snow Hill Wharf. A furniture pack orth £5,000 is included free with thes ale p

On a quiet stretch of the can al. Snow Hill Wharf is a modern collection of stylish apartments developed by St Joseph.part of the Berkeley Group. Located in the iconic 'Gun Quarter' and less than a 5-minute walk to Snow Hill Station, this central area of the cit vis perfect for you

Snow Hill Wharf hosts a range of exclusive on-site residents' facilities, which really are second to none. The concierces ervice is a vailable 24nows a day, offering you extra high with everything from d diveries to return at booking. With round -the dock coses to the on-site age featuring the very latest equipment as well as as aunuand steam room, you can stay fit and healthy what everyour schedule. And when it's time to relax, you can either make us eof theresidents loungeor enjoy exclusive us eof theresidents' cin emaroom where you can enjoy as creening of your favourite film. There are conferencing facilities when you want to work closer to home, plus meeting pods in the bright and airy gard en

With three individually landscaped podium gard ens, Snow Hill Wharf offers you the spacetor elax and unwind surrounded by nature. Each one draws inspiration from the rich. craft-manufacturing heritage of the 'Gun Quarter' and is connected by pleas ant wal kways interspersed with flourishing borders and trees to create a unique sense of serenity all year round.

SPECIFICATION

GEN ER AL

* Lamin ated Karndean Korlock flooring to hallway, kitch en and li ving room

* Carp ets to bedroom * V ene er ash st ained apartm ent front doors

* D ark grey I aminat eint ernal doors * Multi-point high security door locking syst em to entrancedoor with spy hol e

* D ark bronze ironmongery throughout * Fitted wardrobe to master b edroom

*Bosch freestanding washer / dryer

*Communal heatings ystem to all ap artments

ELEC TRICAL

* LED downlights to ha llwa y, kitchen , li ving room, bathrooms and utility room

*Ceiling pendant lighting to bedrooms * Double socket with USB in dar kbronze with black inserts to kitchen area and mast er bedroom

*TV / m edia points to livin groom and b edrooms *M ini black touchscreen video and audio door entry system

KITCHEN

* Contemporary designed kitchen with h andleless doors * Slimlin e worktop with matching spl ashbac k * Bosch blacksingleoven *S limlin et elescopic cook er hood *Bosch touch control integrated inducti * Fully integrated dishwash er * Integrat ed full height 70 / 30 fridge-fre ezer

* Floor mounted Roca W/C with concealed cistern system * Semi-recessed Rocabasin with post-formed worktop and ceramic tiled housing *Bath pan el and vanity worktop in Avol a grey Full width mirror to recess *Electric feature towel warm er *Brushed dar kbronzei *Th ermostatic controlled showers with mini hands et and with celling mounted r ain shower *Th ermostatic hand-held showers to b aths *Shower tray with hing ed-line shower screen in black trim * Double end ed bath * Fixed bath screen in blacktrim * Brushed dar k bronze toil et roll holde

RESIDENTS' FACILITIES

Thr ee individually designed privat e podium gardens * Exclusive access to gym, sauna and steam room, cine maroom, loung eand conference room * Inter ior designed entrance lift, lobbi es and corridors * Car p arkin g, motorcy cle and bic yclestora gef acil ity * 5 electric vehicle charging points * CCTV s ecurity syst em *24-hour conci

LOCATIO N

Central Birmin gham City Location (03.mile from Snow Hill station, 0.7 mile from Birmingh am New Street)

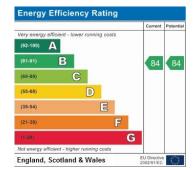
At Snow Hill Wharf you are close to everything Birmingham has to offer. From Michelin-starred fine dining to local eateries and major ntertainment hubs to independent stores, the nearbybusiness district is also home to global employers. Rank ed as having the high est qualit y of lifeoutsideLondon, Birmin gham is a young and vibrant city on ther ise.

Snow Hill Station is within easy walking distance as well as major transport hubs at New Street and the forth coming Curzon Street H S2 St ation (opening 2026). The forth coming new HS2 railway station will provide f antastic opportunities for residents to thrive in Britain's second city. High speed r all links to London, Leeds and Manch ester will open up the area to countles spossibilities for those living and working in Birminghan

Snow Hill Wharf is a further example of the regeneration of Birmin gham's waterways and a calm, pleasant starting point for a stroil into the city centre. Heading south-east, the can alp ath takes you towards the Mallbox complex, with its prime shopping and dining experiences and on to Brindley Place - housing the Ikon Gallery, Crescent Theatre and numerous places to eat, drink and shop.

EXCLUSIVE RESIDENTS FACILITIES

Residents at Snow Hill Wharf have exclusive access to st ylish faciliti es, unrival led within Birm ingham city centre. Lifeh ere includes exclusive access to a 24-hour concierge service, to assist you with anything from restaurant bookings to ordering taxis. With round-the-clock access to the on-sitegym featuring the very latest equipment as well as a sauna and steam room, you can stayfit and healthy wh when it is time to relax, you can enjoy exclusive use of there is dents' cinemaroom. ur schedule And



37-39 Ludgate Hill, Birmingham, B3 1EH

www.jameslaurenceuk.com info@jameslaurenceuk.com 0121 6044060

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.